

**BOROUGH OF RIVERDALE**

MORRIS COUNTY, NEW JERSEY

*Paul M. Carelli*  
Mayor

*Abubakar T. Jalloh*  
Registered Municipal  
Clerk



**RIVERDALE PLANNING BOARD  
MINUTES  
SEPTEMBER 25, 2025**

The Regular Meeting of the Riverdale Planning Board is opening on September 25, 2025 at 7:30 p.m. Chairman Scott Trowse read the Sunshine Law.

**SWEARING IN:**

**KEVIN BULGER CLASS IV MEMBER**

**ROLL CALL:** Present: Mayor Paul Carelli  
Council Pres. Vincent Pellegrini  
Sal Poli  
Kevin Bulger  
Rick Malanga – 7:33 P.M.  
Michael Reilly  
Christopher Scilingo  
Vice Chairman Warren Sheps  
Chairman Scott Trowse  
James Talerico (Alt. No. 2)

Also, present is Drew Murray, appearing for Barbarula Law Offices and Margie Hammell, appearing for Darmofalski Engineering

**APPROVAL OF MINUTES: SEPTEMBER 4, 2025**

Thereupon Christopher Scilingo set forth the motion seconded by Vice Chairman Warren Sheps to approve the minutes, as written and submitted.

**ROLL CALL:** Ayes: Scilingo, Sheps, Carelli, Pellegrini, Poli, Bulger, Trowse, Talerico  
Abstained: Reilly  
Nays: None  
(7 Ayes – 1 Abstained – 0 Nays – Motion Carried)

**RICK MALANGA IS IN ATTENDANCE AT 7:33 P.M.**

**HEARING:**

- 1. Application No. 2025-02 / 48 Route 23 North / Walmart Real Estate Business Trust / Block 13 Lot 29 / HB Zone**

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Tom Letizia came forward as the attorney of Troutman, Pepper Locke representing Walmart. Mr. Letizia stated that the proper notices were submitted for the application and the affidavits.

Kevin Bulger stated that he has to recuse himself from the application  
Chairman Scott Trowse stated that James Talerico will take the place of Kevin Bulger on the DIAS for this application.

Mr. Letizia stated that the application was deemed complete at the meeting on July 24, 2025. The subject property is located at Block 13 Lot 29. The property contains the existing Walmart, other retail and restaurant businesses. This is located in the Highway Business Zone District; this zone permits retail development pursuant to section 168-8 Schedule A of the code. Walmart was opened in 2006; approvals were granted by this Board in 2005. Tonight, we are presenting and application for Preliminary and Final Site Plan with Variance approvals to update the online pick-up area. This includes restriping the parking lot, adding a new canopy to the building and new directional signs in the parking lot. The application also proposes minor building upgrades to façade and signage. The building coverage is not changing and signage will be less in coverage. Letizia stated the changes in online pick-up orders expanding since COVID. There are no changes to the shifts and the store hours will remain the same. There is no change to landscape and lighting. The changes being made are: parking spaces will be modified with a net reduction of 10 spaces, the code requires 1,342 parking spaces for the site and there 1,324 spaces that exist today with a previously granted variance, with this application there will be 1,314 whereas 1,342 are required. There will be six directional signs that will be installed, 21 parking spaces will be reserved for pick up with signage, along with banners in the parking lot. Mr. Letizia stated that they reviewed Darmofalski Engineering's report dated July 9<sup>th</sup> and they are prepared to address all comments with testimony. They do not have any issue with the comments in the report.

Alexander Lomei came forward and was sworn in. Mr. Lomei stated that he works for Bohler Engineering and stated his criteria as a Professional Engineer, the Board accepts. Mr. Lomei referred to Exhibit A1 which is an aerial view of the site. The site is about 44.4 acres in the HB Zone where retail and garden center are permitted use. In the existing condition there is access from Route 23 into the site. Mr. Lomei referred to Exhibit A2, is a Site Layout, this is a color version that was submitted to the Board. This shows the restriping for the pick-up stalls; 31 parking stalls will be converted into 21 online pick-up and delivery stalls. This is due to the change in width of the parking space to provide more room for the Walmart employee to deliver the goods to the customer, they are 9.5-foot stalls and proposing 12-foot-wide stalls. The code requires 1,342 parking spaces for the entire site, we are asking for an increase in the variance for 1,314 which is a loss of 10 parking from an existing non-conforming parking count. We anticipate a customer to have their order delivered in 5-10 minutes. There is roughly an average 290 online orders across 60 customers to have an order delivered to them, per day. Mr. Poli asked to clarify the spots on the plan. Mr. Lomei started on Exhibit A2 the proposed spots are a darker grey and the existing spots are a lighter grey. The spots are located opposite the garden center. Mr. Sheps asked if this

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where there is currently military parking and will that be maintained. Mr. Lomei stated there will be no loss military parking and no loss of ADA parking.

Mr. Lomei showed the plan that was in the packet for the pick-up striping and signage exhibit, it shows how customers will be guided from Route 23 to circulate around the property to the pick-up stalls. Walmart likes to route the pick-up away from the main thorough fair. The pick-up area will have four (4) banner signs that will be on light poles they are 2 feet wide by 5 feet tall. They will be mounted with the bottom of the sign about 13 feet high and the top about 18 feet high. The directional signs, an arrow with the word pick up on it, there will be six (6) to guide the customers. On the site the darker areas on the plan with be refreshing striping. Chairman Trowse asked about cross walks. Mr. Lomei stated that there will be four septate crosswalks on the front of the building, they will seal coat the old ones and making new ones. Chairman Trowse asked if there is a stop for pedestrian sign. Mr. Lomei states yes. There will be a canopy over the new associate door, it will be connected to the roof drains to an existing pipe that is on site. This connects to the existing storm water system; there is no increase to impervious coverage. There are improvements to lighting, there will be four new area light fixtures on one pole for associates making deliveries in the dark to customers in their cars. Also add one new fixture to an existing pole by the ADA parking, northwest of the online pick-up stalls. The canopy with also have two small canopy lights as well, they are all LED and the shine down and do not shine up. The mounting height will be 25 feet. There will be no improvement to landscaping. Vice Chairman Sheps asked if the canopy relates to the pick-up stalls. Mr. Lomei stated they do not, that is for the associates if there is bad weather. Mr. Poli asked about where the banners would be located and what they are made out of. Mr. Lomei stated that they are made out of vinyl and showed the locations on the plan, they will be attached to existing light poles. Mr. Poli asked if they would be there permanently and if they will last. Mr. Lomei stated they will be there permanently and if they show fading Walmart will replace them. Mr. Poli asked what the signs would say. Mr. Lomei stated they will all just say the words "Pick-up".

**Chairman Scott Trowse opened the meeting to the public for questions on the testimony given, no public came forward; Chairman Trowse set forth the motion seconded by Sal Poli to close the public portion.**

**ALL IN FAVOR / MOTION CARRIED**

David Fahim came forward and was sworn in. Mr. Fahim stated his professional criteria as a Professional Traffic Engineer, the Board accepts. Mr. Letizia asked what his firms roll was in this project. Mr. Fahim stated that they were to identify what the future trip generation as well as future parking demand would be at this property. Mr. Letizia asked if he prepared a report as part of this application. Mr. Fahim stated they prepared a report from March 20, 2025. Mr. Letizia asked to provide a summary of their findings. Mr. Fahim stated that the report is in two parts: trip generation into and out of the subject property and future parking demands under the future conditions. Beginning with trip generation their office utilizes industry standard to identify any

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kind of projection of any trip generation to and from the subject property based on a particular land use. They utilized the ITE to determine what the future trip generation of the site would be. When looking at the future with and without the proposed development we do not see an increase in trip generation. Trip generation is based on per 1,000 square foot building increase, since it is only the parking area being modified, we do not see any increase in traffic at the site. We submitted a request to the NJDOT regarding the trip generation. The NJDOT issued a letter of no interest on May 14, 2025, it states that they agree with their findings and there would be no impact on traffic in trip generation. There are two ways to calculate parking generation; using ITE to calculate a parking generation and they went out to the property to collect data from 11 AM to 5 PM when the shopping center is the busiest. Both the ITE and parking data aligned similarly with roughly 2 parked vehicles per 1,000 square feet of building area of the shopping center. Walmart alone has 688 plans for their development, there was a max of 331 parked, 50% occupancy during its busiest time. We should not expect the see and increase in the parking demand. The Board did not have any further questions.

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**ALL IN FAVOR / MOTION CARRIED**

Perry Petrillo came forward and was sworn in. Mr. Petrillo stated his professional criteria as a Professional Architect, the Board accepts. Mr. Letizia asked for a summary of to the façade of the building and signage. Mr. Petrillo stated that there are updates to the exterior of the building but the project as a whole is a complete remodel of the existing facility. Walmart's goal is when the remodel is complete it feels like a new store. This remodel is not just for the customer but for the employees as well. The exterior upgrades are the entire façade of the Walmart building will be refinished and repainted. The pick-up canopy added out front is in line with the pick-up operation and parking stalls. Currently the pick-up and delivery are out of the front vestibule with customers entering and existing the store. The signage is completely different, the "Spark" becomes more prominent in what Walmart is doing. There is a typo on the submittal the total existing sign coverage is 518.20 it is actually 581.20, there is 300 existing is 382.94 on the front of the building and on the side of the building 198.26, that equals the 581.20. The proposed signage is 194.36 on the front of the building and on the side is 198.26, the new total is 392.62. The includes a total of 9 signs, currently there is 10. The pylon sign will also get a make-over as well and that is just a straight replacement. Exhibit A-4 is the exterior elevation sheet, on the front elevation where the existing vestibule is located there will be a blue block where the "Spark" becomes more prominent and Walmart smaller. There is another blue block adjacent to the pick-up door, the new canopy is where the new door is located, the façade will be repainted. The new sign on the side is in the same location as the existing sign. Mr. Poli asked how far out the canopy goes from the door. Mr. Petrillo stated 7 feet.

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**ALL IN FAVOR / MOTION CARRIED**

John McDonough came forward and was sworn in. Mr. McDonough stated his professional criteria as a Professional Planner, the Board accepts. Mr. Letizia asked what his role is in the project. Mr. McDonough stated that his role is to tie this altogether, bring this relief back to the Statute and tie it together with the Statutory criteria for that relief and run it through the Statutory tests. Mr. Letizia asked what type of research was done to make the conclusions on the project. Mr. McDonough stated that they conducted a standard planning analysis, they review existing conditions, proposed conditions and the relief that the applicant is seeking. There are four variances for signage and parking as well and bring it back to the Statute. Mr. Letizia asked what the conclusions they reached and the reason they reached those. Mr. McDonough stated he believes the relief the applicant is seeking are all reconcilable under the C2 flexible C balancing test as a better alternative for this property. There is no hardship we are seeking here, simply as a better zoning alternative, the positives will outweigh the negatives. We are located in the HB Zone where this use is permitted, the Master Plan speaks about the Route 23 corridor where this land use is located as the primary large-scale retail. Walmart is an anchor end user in the community. All of the bulk parameters are unchanged from what is presently there, the building is not being enlarged, the limits of disturbance are not being enlarged, not a single tree is coming down, we are not increasing the workforce that will be coming on site, the hours of operation are not changing either. This is a reconfiguration from a parking restriping stand point in response to customer demand. During the pandemic, online shopping has caught on with the public and latched on even though the pandemic is behind us. There is no bulk or substantial dimensional relief. The variance for parking is at a net loss of 10 spaces, as we hear previously there are plenty of spaces to not impact the parking on the site. There are three variances that relate to signs, the total sign area, the number of signs on the building and the overall building sign area is going down moving the site more into conformance with HB zoning requirements. Fifty is the maximum that is permitted, 519 Sq feet is existing and 393 is proposed, there is a reduction and the quantity and area. The two specialty signs with change in site, the OPD facility, the banner signs, 6 directional signs, 21 signs for parking spaces proposed on the site all help the guide the customer to navigate through the site without any adverse impacts. The improvements are a simple retrofit of the existing space. The overall project has been designed for flow, function and operate efficiently. The Board did not have any additional questions.

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**ALL IN FAVOR / MOTION CARRIED**



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and interchange of exit 53, the site itself is primarily surrounded by commercial uses and there is a residential zone R-15 to west and on the other side of 287 is residential but on the other side of the highway. The property is 126.71 acres there are several lots included block 12 lot 3 and block 13 lots 25-28. The site is horseshoe shaped the Quarry is in the middle and an entrance at the top, surrounded by an area of rock face that has not been quarried. There are large changes in elevation on the property, when coming off the highway there is an elevation of about 230 feet as you go around counter clockwise the elevation is about 310 to 360 to 420 to 450 in the corner and at the pinnacle of the site 597 feet, then it drops back down to 450 to 400 to opening up around 270 feet. The quarry site is not a big deep pit it actually goes up in elevation 10-20 feet then a consistent grade upwards 20-30 feet until the back of the pinnacle. It looks flat considering the size of the site. We are looking to construct a warehouse on this generally flat site, there was an amended Reclamation Plan that was approved in August of this year and it plays into the site plan there are still portions that need to be quarried and the frees up the area for the site plan development. Chairman Trowse asked if they are out of the flood zone with the current state. Mr. Skapinetz stated there is a 300-foot buffer with the Pequannock River and they are within that buffer, there is an application to the NJDEP for Stormwater Management. Referring to Exhibit A2 this is an overall Site Plan Rendering it is a colored version that combines the site plan and landscaping plan. Mr. Malanga asked about the elevations being raised. Mr. Skapinetz stated that is part of the Reclamation Plan the work that they are doing currently. Mr. Skapinetz stated that the colorization of the plan shows the building in the copper color, the pavement in the darkened charcoal color, areas of green show landscaping. The property extends out much further than the proposed building. The building is proposed at 1,199,262 square feet; 24,350 square feet is office space. The offices are proposed to the corners of the building, it allows for the building to be split. Chairman Trowse asked if this was a multiple level building. Mr. Skapinetz stated it is a single floor building. The building height varies; per the Redevelopment Plan there is a limitation within 500 feet of Hamburg Turnpike of 80 feet. The lower portion of the roof is set to about 75 feet and the upper portion is set to about 115 feet in height. It is designed for redevelopment coordinate that meets a warehouse or cold storage, that is why we have the taller height. If cold storage does not come into play the 115 feet height. Mr. Barbarula asked how many spaces it can be split into. Mr. Skapinetz stated currently it can be divided into four units. Mr. Carelli asked about the additional quarrying, site work that needs to still be completed. Mr. Skapinetz stated that the light green on Exhibit A2 shows the inner face of the basins is where the rock it today, the area between the basin and edge of the green line where the woods start that is where the face will be tiered, it will be broken out and drop down about 20 feet. Mr. Carelli stated that is for the western point, what about the northern point. Mr. Skapinetz stated not in the northern face along the ponds, along the edge of the green line about 200 feet away from Hamburg Turnpike. Mr. Carelli asked about how much further in. Mr. Skapinetz stated about 80-100 feet. Mr. Poli stated that there is still quarrying that needs to be completed. Mr. Skapinetz stated that yes, they will be. Mr. Levigne stated the Riverdale Quarry is the current owner, an application was just recently submitted to continue the license for quarrying. Mr. Skapinetz stated that the set back to the western property line is over 700 feet, 190 feet to the south backed up

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to the pinnacle, and 151 feet to the east to the 287 right of way and 350 feet to Hamburg Turnpike, 520 feet to the north. The property is at about 45% impervious coverage where 80% is allowed and 21% coverage for the building where 50% is allowed. There is a single driveway on Hamburg Turnpike, it is going to be widened there will be a single full movement driveway in, there will be concrete divider in the middle and the outbound will be two lanes for left turn and right turn. When you enter into the site you have the ability to drive straight to the left side of the building truck loading area or turn to the right to get to those same areas. The main drive around the building are 30 feet in widen, the parking stalls for employees are 9x18 stalls that meet code with 24-foot isles. The loading docks are set up with 60-foot stalls for the trailer there is area beyond that is 70 feet for maneuvering, there is a hashed area for the loading dock pad. Beyond all of that is where the storage spaces are. There is a separate 2-way circulation to go around the building. The county commented that no signal required, there is already an established left turn lane into the site, we are waiting for additional comments from the Borough Engineer and we will address the comments. Mr. Bulger asked if there was a guard house. Mr. Skapinetz stated that there are guard houses on both sides of the entrance. Mr. Barbarula asked if there was overnight storage. Mr. Skapinetz stated that there will be storage in the front or back of the building. Mr. Barbarula asked if that is allowed in the revised ordinance. Mr. Skapinetz stated that is correct. The operations stated in the plan that 400 maximum employees on site at a time and 800 employees over the course of the day. Ms. Hammel asked about the employees and how the shift changes were going to work. Mr. Skapinetz stated they would be staggered over the course of time, this is a spec building there is no current end user. This is based off of standard of 1 employee per 3000 feet of space, that is how the numbers were reached. The parking requirement in the ordinance is max number of employees or number based on the calculation 1 per 5000 square feet, that gives us 240 stalls needed, we need to go with 400, we have 511 stalls on the plan, there are 111 more stalls then needed. The trailer spaces are 1 per 5000, there are 561 trailer stalls. The reasons for that number are there are 222 loading docks trailers could be in front of those doors, the rest of for storage of trailers. In the front and back there is an area for doubled up storage, there is a smaller truck that goes around to more the trailers around. Mr. Trowse asked about trucks moving around and beeping of trucks. Mr. Skapinetz stated that there is not to amount of turn over as a distribution center. Mr. Trowse asked about the difference between warehousing and distribution. Mr. Skapinetz stated that there is a much different code for a distribution center, for parking alone the code would be 1 per 500, changing the 240 parking stalls to 2400 car stalls. Mr. Barbarula stated if the applicant would add it as part of the Resolution that if they want to go to a fulfillment center the Board retains jurisdiction. Mr. Levigne stated he would speak with his applicant. Mr. Skapinetz stated that they would meet the New Jersey sound standards, there would be excessive noise at the property line, there are hundreds of feet of set back and hundreds of feet of elevation change and woods in between, even with the leaves coming down, there are several hundred feet as a buffer. This building at 115 feet high can't be seen from the westerly and southerly end of the property, it can be seen in the window of 287 and certain angles on Hamburg Turnpike. The natural buffer is very significant with the sounds and sites. Mr. Bulger stated the operation could be 24 hours working 12 hours with outdoor

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trucks and 12 hours in doors over night or 24 hours trucks in and out. Mr. Skapinetz, Exhibit A3 site line profile, stated they looked from across the railroad track, north west, Mickens Ave, the site profile was based off of someone on the second story of their home, 15 feet in height, shows where the hill would be, not including vegetation the view would be 3 feet above the building. Back to Exhibit A2, there is an ability to move tractor trailers and fire trucks thorough the site. The Borough Engineer has comments about more vehicle movement on site. Garbage trucks can get through the site, currently there are no dumpsters on the site, we assume most users will collect garbage inside. At each corner of the building there is a ramp with an access door to get inside, the site has a first-floor elevation with a 4-foot drop to the floor. Worst case dumpsters could be added to the site plan to have there as needed. Mr. Trowse asked if the emergency vehicles' aerial ladder could reach the top. Mr. Sheps stated that the current truck we have is 105 feet high. Mr. Trowse asked if would be a way for emergency access if the ladders do no reach. Mr. Skapinetz stated to refer to the architect.

Mr. Skapinetz stated that he will speak on grading and stormwater. The work for the Reclamation Plan will be taken care of, this is a large flat building and the site slopes from southwest to northeast, it is that way now and will be that was under the Reclamation Plan. We are looking at raising the northeast corner up and the southwest corner down. When the northeast corner comes up that is near the entrance, it will be leveled out, there is a 4-foot drop outside the dock doors then it drops gradually towards Hamburg Turnpike then when we get to the driveway there is a 10-foot-high retaining wall that runs in front of where the trailers are stored. Generally, it is gradually dropping from the north, south, east, and west. Mr. Trowse asked if there will be catch basins. Mr. Skapinetz stated that there are 40 catch basins on the site plan, there are 6 under ground to the north and 6 underground to the south that is for the roof runoff. There is a ridge that runs diagonally through the property and goes to pond 1 then the pond 2 and discharges to the Pequannock River. The other smaller portion of the property kicks over to the discharge point that goes to the state highway system under 287. The pipe across Hamburg Turnpike and across 287 only hold so much capacity so we had to choke back how was water runs through. Mr. Barbarula asked if they were going to be bringing in material to level the property or using what the have. Mr. Skapinetz stated that they would be using what is there. Mr. Bulger asked if there were infiltration and discharge. Mr. Skapinetz stated that the roof is all infiltration, with impervious pavement the basins are underground, under the loading areas the water goes in and recharges. The basins around the perimeter are infiltration and discharge.

Mr. Skapinetz stated he will speak about the utilities, sewer, water, gas and electric. Beginning with gas, there is a sewer and gas easement along the eastern end of the property. Embridge is the owner of the gas agency, before we made this plan, we contacted them about what could be done on the gas easement. We are able to put the drive isle crossing through there and the stormwater to collect through there, they did not want any other structures. There was a comment about the lighting being low on the easement and that is why, we put the lights as close as possible to that easement. For water there is main on Hamburg Turnpike that we are looking

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to tie into, we did a test and it does not have great flow. We are proposing two fire tanks and a pump, there are two tanks because the size of one is too high so it was spilt in two to have the same volume. The main use for this is for fire suppression, another line will be brought in for domestic water. The sewer line runs along the easterly side of the property and they will be tying into that. The demand for this building is 23,000 gallons for the building we have to make a submission to the local water and sewer department and will also have to go to the state for approval. Mr. Trowse stated from the Fire Chief the possibility of a dry hydrant or taking it from the river. Mr. Skapinetz stated that they do not have basins filled. There are area 36 light fixtures and 20 building mounted fixtures all about 30 feet in height, there is no spillage outside. The one dull spot is by the gas easement as previously mentioned. There will be about 340 trees, plants and shrubs throughout the site, a lot of it is concentrated in the front along the top of the wall. The rest of the vegetation is by the residential parking areas and around the back of the property as well. The Borough Engineer mentioned adding more landscaping, they will speak further on that to come up with a plan. For signs, the sign up front can be no larger than 75 square feet, 10 feet off the road and no more than 6 feet high. The façade sign will be in the northeast corner facing 287, if following code, a sign could be 2,300 square feet, but we are proposing about 800 square feet, that is the only building mounted sign. A revised plan will be submitted to the letter from the Morris County Planning Board now that comments were received from the Borough. There was submission to the soil conservation district, there were comments from the Borough Engineer and this letter that they will address. We are working with the NJDEP and their comments and have a meeting with them to go into further detail. Should the Board give approval a submission will be made to the state for sewer approval and the same for water.

**Chairman Scott Trowse opened the meeting to the public for questions on the testimony given, no public came forward; Chairman Trowse set forth the motion seconded by Vice Chairman Warren Sheps to close the public portion.**

**ALL IN FAVOR / MOTION CARRIED**

Chairman Trowse stated that October 2, 2025 is the next hearing date with no further notices needed.

Mayor Carelli stated that a resident came in stating that there was an agreement that they would not quarry within 1,000 feet of their homes. Currently Lisa is going through the records and digitizing looking for a Resolution. Mr. Barbarula stated that the brothers that owned the property verbally said something but there is no Resolution, the Reclamation Plan that was completed in August will determine what happens on the property.

## **ADJOURNMENT:**

**Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to adjourn the meeting.**

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**Meeting adjourned at 10:02 P.M.**

**Respectfully submitted by:**

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**Stephanie Colella, Planning Board Secretary**

**\*\*\*NO VIDEO OR AUDIO RECORDINGS OF THESE PROCEEDINGS WITHOUT EXPRESSED  
PERMISSION FROM THE BOARD\*\*\***